

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER AND
PROPOSED DISPOSITION OF PARCELS 21, 23 AND 24 IN THE
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for Loan and Capital Grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified Projects; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, State and Federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, on November 7, 1968, the Authority voted to adopt a Report and Decision on the Application of Thomas J. Weeks and Others in which it granted permission for the applicants to form an Urban Development Corporation under the provisions of Chapter 121A of the Massachusetts General Laws for the purpose of developing said parcels with low and moderate income housing; and

WHEREAS, on November 21, 1968, the Mayor of the City of Boston approved the aforementioned November 7, 1968 vote of the Authority; and

WHEREAS, pursuant to the Authority's permission, ROXSE Homes, Inc., an urban redevelopment corporation, will be formed on or about December 23, 1968; and

WHEREAS, an Application for an FHA mortgage insurance commitment in the amount of \$2,792,800.00 has been filed;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY;

1. That the Resolution of the Authority adopted May 18, 1967, tentatively designating Roxbury-South End Development Corporation as redeveloper of Disposition Parcels 21, 23 and 24 is hereby rescinded.
2. That ROXSE Homes, Inc. be and hereby is designated as Redeveloper of Disposition Parcels 21, 23 and 24 subject to approval by the Authority of Final Working Drawings and Specifications.

3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby determined that ROXSE Homes, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the Project Area.

5. That the Development Administrator is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller and ROXSE Homes, Inc., an Urban Redevelopment Corporation to be formed pursuant to Chapter 121A of the Massachusetts General Laws, as Buyer, providing for the conveyance by the Authority of Disposition Parcels 21, 23 and 24 in consideration of the purchase price which shall be approved by the Department of Housing and Urban Development and the Buyer's agreement to develop the property with 373 units of low and moderate income housing; such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interest of the Authority that the Development Administrator is further authorized to execute and deliver a Deed conveying said property pursuant to such Disposition Agreement; and that the execution and delivery by the Development Administrator of such Agreement and Deed to which a Certificate of this Resolution is attached, shall be conclusively deemed authorized by this Resolution and conclusive evidence that the form, terms, and provisions thereof are by the Development Administrator deemed proper and in the best interests of the Authority.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004)

MEMORANDUM

DECEMBER 12, 1968

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: FINAL DESIGNATION OF REDEVELOPER AND
AUTHORIZATION TO CONVEY
PARCELS 21, 23 AND 24
SOUTH END URBAN RENEWAL AREA

SUMMARY: This memo requests the Authority to designate ROXSE Homes, Inc. as Redeveloper of the above-captioned sites and to authorize their conveyance.

On November 7, 1968, the Authority adopted the Report and Decision approving the ROXSE Homes, Inc, the 121A corporation which will develop 373 units of low and moderate income housing on the above-captioned site.

The Mayor's approval of this project was obtained on November 21, 1968. The 30-day 121A statutory appeal period expires December 21, 1968, and accordingly, the procedures necessary to incorporate ROXSE Homes, Inc. will shortly be undertaken. An Application has been filed for a FHA mortgage insurance commitment in the amount of \$7,472,000. The FHA initial closing is anticipated in January next year, at which time title to the above-captioned sites will be transferred to the newly formed ROXSE Homes, Inc.

It is recommended that the Authority designate ROXSE Homes, Inc. as the Redeveloper of Disposition Parcels 21, 23 and 24, and authorize the Development Administrator to execute a Land Disposition Agreement and Deed conveying said property. An appropriate Resolution is attached.

Attachment

